

SECTOR PLAN

EL RANCHO ATRISCO PHASE III

Prepared for

**WESTLAND DEVELOPMENT
CO. INC.**

For
Submission

**TO THE CITY OF ALBUQUERQUE
ENVIRONMENTAL PLANNING COMMISSION**

Prepared By

DENNEY - GROSS & ASSOCIATES, INC.
ENGINEERS PLANNERS

2400 COMANCHE RD. NE. ALBUQUERQUE, N.M. 87107

(505) 884-0696

FOURTH COUNCIL

COUNCIL BILL NO. R-473 ENACTMENT NO. 170-1981

SPONSORED BY:

CITY COUNCIL APPROVAL

ERA III SECTOR PLAN ADOPTION

RESOLUTION

1
2 ADOPTING THE SECTOR DEVELOPMENT PLAN (SD-81-1) FOR THE LAND
3 DESCRIBED IN THE SUMMARY PLAT OF EL RANCHO ATRISCO, PHASE III,
4 CONTAINING APPROXIMATELY 348 ACRES.

5 WHEREAS, the Council, the Governing Body of the City of
6 Albuquerque has the authority to adopt master plans for physical
7 development or areas within the planning and platting jurisdiction
8 of the City as authorized by New Mexico Statutes, Section 3-19-5,
9 and by the City Charter as allowed under home rule provisions of the
10 Constitution of New Mexico; and

11 WHEREAS, a Sector Development Plan has been prepared for the
12 land described in the Summary Plat of El Rancho Atrisco, Phase III;
13 and

14 WHEREAS, the Environmental Planning Commission in its
15 advisory role on all matters related to planning, zoning, and
16 environmental protection, conducted public hearings on April 16,
17 1981 and June 18, 1981, recommended the adoption of the El Rancho
18 Atrisco, Phase III, Sector Development Plan subject to certain
19 findings; and

20 WHEREAS, the City Council has the sole authority to adopt
21 Sector Development Plans containing zone changes other than R-D.
22 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
23 ALBUQUERQUE:

24 Section 1. The El Rancho Atrisco, Phase III, Sector
25 Development Plan, as amended by the Council, is hereby adopted as a
26 guide to the partial implementation of the Albuquerque/Bernalillo

Underscored Material - New
[Bracketed Material] - Deletion

OFFICIAL NOTICE
EP.C. APPEAL

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
P.O. Box 1293, Albuquerque, New Mexico 87103

RECEIVED

JUN 29 1981

WESTLAND DEVELOPMENT CO., INC.

DATE: June 22, 1981

NOTIFICATION OF DECISION

File: SD-81-1
Location: The Sector
Development Plan for the land
described in the Summary Plat of
El Rancho Atrisco, Phase III

Westland Development Company, Inc.
401 Coors Road N.W.
Albuquerque, New Mexico 87105

On June 18, 1981, the Environmental Planning Commission approved the above mentioned sector development plan as presented subject to the following Findings:

1. Acreage in the Multi-Use Flood Management System and the Ladera Golf Course shall not be counted towards meeting the Open Space requirements of this sector development plan.
- SEE REVERSE FOR ADDITIONAL FINDINGS.

If you wish to appeal this decision, you must do so by 7-6-81 in the manner described below. A non-refundable filing fee of \$40 is required at the time the appeal is filed.

Appeal to the City Council. Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. If there is no appeal you can receive building permits any time after the appeal deadline quoted above provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the referenced application(s).

IF YOU RECEIVE APPROVAL FOR ANY REQUEST WHICH REQUIRES A SITE DEVELOPMENT PLAN, SEE ATTACHED SHEET FOR FURTHER INFORMATION.

Sincerely,


Gloria Cruz
SecretaryLetter of
Advice

cc: Fred Denney and Associates, 2400 Comanche N.E.; 87107

A P P R O V A L S

Planning Director:

Eugene Mares 12-8-81
SD-81-1

DENNEY & ASSOCIATES, INC.

CONSULTING ENGINEERS
 1500 COMANCHE ROAD, N.E.
 ALBUQUERQUE, NEW MEXICO 87107
 (505) 264-0898

February 27, 1981

Mr. Vern Hagen, Planning Director
 City of Albuquerque
 P.O. Box 1293
 Albuquerque, NM 87103

Re: El Rancho Atrisco
 Phase III
 Sector Plan
 DGA Job No. 526.12

Dear Mr. Hagen:

On behalf of our client, Westland Development Company, Inc., we are pleased to submit this Sector Development Plan for review and action as prescribed in the City's draft Sector Plan Development Manual.

As described in the several map exhibits submitted herewith, this Sector Plan covers an area of 297 acres located north of I-40 and east of Unser Boulevard. The plan proposes a mixture of land uses, ranging from residential to special use - light industrial.

To the best of our belief, the plan conforms with all previously approved major planning studies. There is a minor variation from the approved area plan in that the alignment of Ladera Drive has been slightly modified. We believe this change actually represents an improvement to that plan.

We've had several meetings with members of your staff, and those of several other city departments, and other agencies affected. While no detailed review has been performed by any agency, these preliminary meetings have produced no obvious or major problems with the plan.

We will appreciate your initiating the review process. We believe that the implementation of this plan will produce substantial benefit to the city and its citizens.

Very truly yours,

Fred Denney
 Fred Denney

FD/am
 Enclosures

ACKNOWLEDGEMENTS

In preparing this Sector Development Plan, we have met with or made use of material previously prepared by several different departments, agencies, companies, or individuals. The assistance provided by these groups is greatly acknowledged.

City Planning Staff

City Department of Water Resources Staff

City Engineering Staff

City Parks & Recreation Staff

City Transportation Department Staff

Albuquerque Metropolitan Arroyo Flood Control Authority

United States Soil Conservation Service

State Highway Department

Middle Rio Grande Council of Governments

University of New Mexico

Albuquerque Public Schools

Public Service Company of New Mexico

Gas Company of New Mexico

Mountain Bell Telephone

Albuquerque Cable Television

Westland Development Company, Inc.

The Buchanan Group, Ltd.

Bohannon - Houston, Inc.

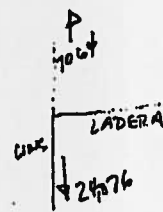
Trinity Enterprises, Inc.

3. Proposed I-40 - Unser Boulevard Interchange.
(Programmed)
4. Fixed and approved Unser Boulevard alignment.
5. Existing flood management system in place.
- 6.. Three major power line easements in the northern tract.
7. An approved regional shopping center planned for development along Unser south of I-40.
8. Presence of or planned public facilities. (Streets and Utilities.)

It seems apparent that when both Unser and Ladera are fully developed, the intersection of those two streets will require signalization. Intersections of other streets connecting to Ladera may, in the future, require signalization, although none is anticipated in the initial phases of development.

Initial access to the property for Phase I development is planned to be from Ouray and Ladera. Ladera Drive will be improved by the developer on a typical arterial street phase basis. It is suggested that Ouray Road be placed in a Paving District. The developer has already contacted many of the owners who seem to be in general agreement with that method of acquiring the improvement. In addition, placing Ladera Drive north of the area covered by this Sector Plan in an Improvement District may be in order in the relatively near future.

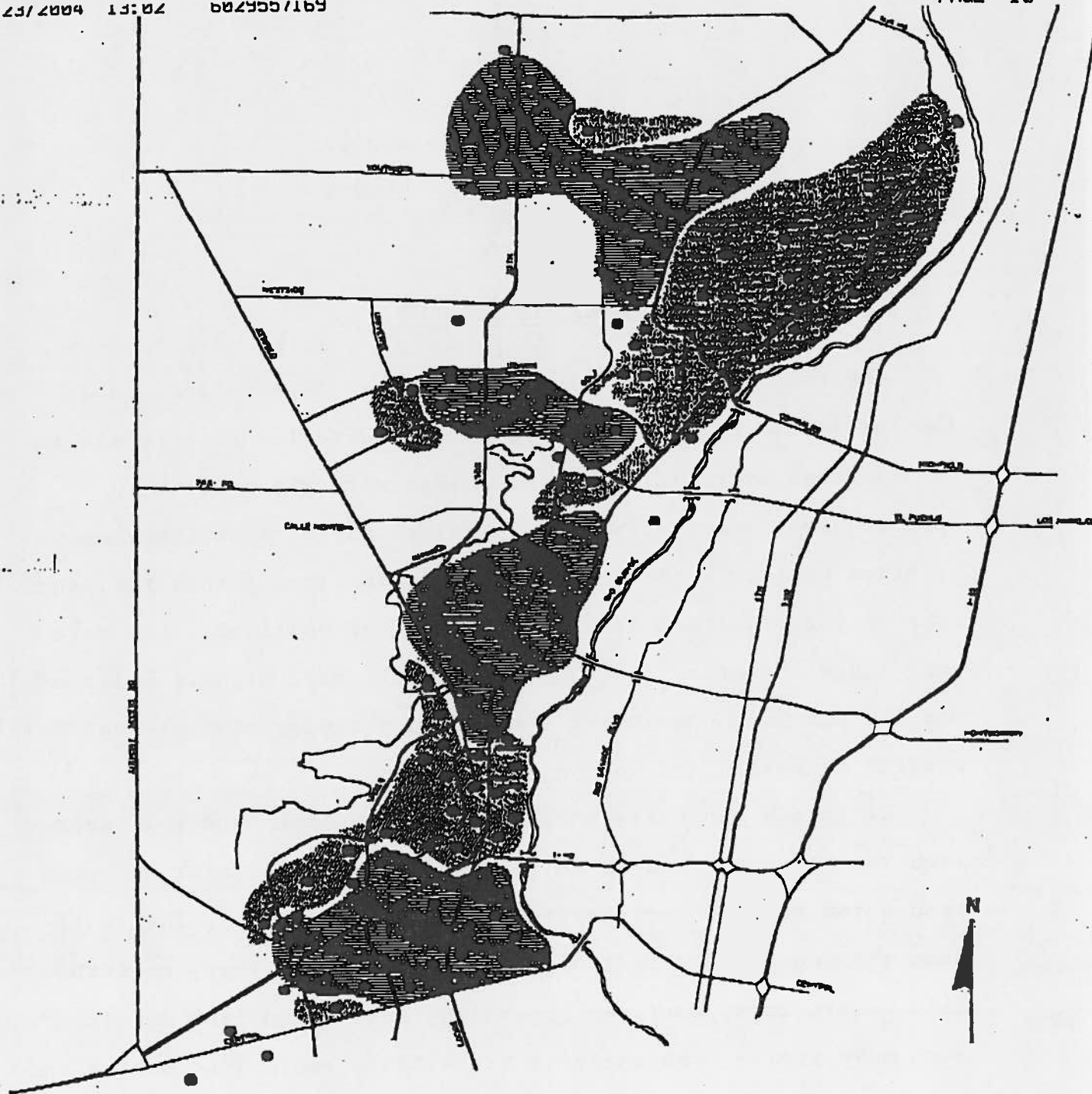
The Middle Rio Grande Council of Governments has projected ultimate traffic on Ladera in the vicinity of this development at 17,848 cars per day, with most of that being to and from I-40. Unser, north of the intersection with Ladera, is projected to handle 7,064 cars per day and 24,076 cars per day south of Ladera. Thus traffic projections indicate that when the Unser Interchange is built, now programmed for 1982, more drivers will be using Ladera north bound than will be using Unser. While the Council of Government's projections are based



process proceeds, the developer has expressed a willingness to grant additional segments of street right-of-way for Bus Stops based on the anticipated needs of the City's Department of Transportation. Also, the developer is willing to grant the necessary right-of-way for a bike network as the platting process proceeds.

It is believed that the transportation plan presented herein complies in every respect with the approved long-range major street plan; and more specifically, to the northwest mesa arterial system network. Indeed, initiation of this development will serve to implement that plan.


The developer will construct Ladera Drive west of Ouray Road and provide temporary paving for unpaved portions of Ouray Road prior to occupancy of any units.



NORTHWEST MESA
PROJECTED POPULATION DISTRIBUTION AND INTENSITY OF DEVELOPMENT
 (Forecast Level of Development 105,000 Population North of I-40)

LEGEND

- ===== FREEWAY
- ===== PRINCIPAL ARTERIAL
- ===== MINOR ARTERIAL
- ◇ INTERCHANGE

 MORE THAN 75% OF FULL RESIDENT POPULATION

 30% TO 75% OF FULL RESIDENT POPULATION

■ APPROXIMATELY 1000 RESIDENTS



Middle Rio Grande Council of Governments of New Mexico
 924 Post Avenue, S.W. • Albuquerque • New Mexico 87102 • (505) 786-7836

FIGURE 3

02/20/2007 10:04 002307100

cost is primarily the cost of developing utilities, streets, and grading. Therefore, the only generally accepted method of reducing site development cost is to reduce the size of lots and allow common wall or zero lot line construction. The City of Albuquerque Planning Staff has recognized this need and as a result of the staff's effort, ordinances have been revised and adopted which makes it possible to accomplish the objective. Careful design and mixes of densities can create a pleasing effect even though overall density is increased.

Generally accepted current land planning strategy seems directed in general to placing higher density development and other large traffic generating facilities close to the major streets, diminishing density of development and traffic generation as the distance to major arterials increases. As is typical, land near major street intersections must be considered for future commercial or business types of use. Also with the development of a relatively large residential area, some neighborhood commercial uses will be needed. The major strategy developed early in this study consists of providing for a future commercial area south of Ladera and east of Unser. Grading through a multi-family area to a relatively large mixed density single-family community. North of Ladera, between that street and the Ladera Flood Management System, multi-family use with minimum access points to Ladera seems in order. This would seem to greatly diminish the problem of high traffic volumes generated in relatively large multi-family units.

PARCEL NUMBER	GROSS ACREAGE	PROPOSED TYPE	PROPOSED DENSITY RANGE DU/AC	NUMBER OF UNITS	
				MINIMUM SCENARIO	MAXIMUM SCENARIO
1	20	Common Wall Townhouse	11-15	220	300
2	17	Common Wall Townhouse	11-15	187	255
3	20	Single Family Detached	3-5	60	100
4	20	Single Family Detached or Zero Lot Line	6-10	120	220
5	20	Common Wall Townhouse	11-15	220	300
6	16	Zero Lot Line	6-10	96	160
TOTALS	113		8.0-11.8	903	1335

It is believed that the R-T Zone as presently described by ordinance, provides maximum available flexibility to meet future market conditions and development needs. The mix of densities can be altered to meet the housing needs of the community as they may develop.

It will be noted that 26 acres of R-2 and 15 acres of R-3 are also proposed to be located close to the major street system. Proposed densities are 26 to 30 units for the R-2 and 36 to 40 units for the R-3. This will provide the following:

ZONE	GROSS ACREAGE	TYPE	PROPOSED DENSITY	NUMBER OF UNITS	
				MINIMUM SCENARIO	MAXIMUM SCENARIO
R-2	26	Apartment	26-30	676	780
R-3	15	Apartment	36-40	540	600
TOTALS	41		29.6-33.7	1216	1380

community facility for a time. On the other hand, if development of the regional center is delayed, then traffic generation in this vicinity may indicate earlier development.

Overall, it is believed that this Sector Plan addresses the needs of the land, owner, and those of the public, without imposing any inordinate restrictions or constraint on the planning or development of adjacent areas to the east and south owned by others. Westland Development Company, Inc. owns the land to the west and north which is covered by the previously approved Area Plan. Therefore, this plan is directly related to future development in those areas.

We believe the Land Use Plan to be well conceived and consistent with previous plans and in the public interest. Its adoption is therefore recommended.

EL RANCHO ATRISCO · PHASE III.

SECTOR DEVELOPMENT PLAN.

V.

UTILITY ELEMENT

All utility companies and agencies to be affected or which will serve this area have been contacted. All have responded that they are able and willing to provide utility services as required in accordance with their several approved policies governing construction costs and construction cost advances.

Letters from the Gas Company of New Mexico and Public Service Company of New Mexico are attached. Mountain Bell responded verbally but not in writing at the time of this publication.

The City of Albuquerque Water Resources Department staff members have met with members of our staff on several occasions to discuss methods of providing water and sewer services.

An existing 18" Master Plan Water Line traverses the area along the south side of the Ladera Channel. The Sector Plan Area lies in two pressure zones. A pressure reducing station exists on the 18" Master Plan Line at the pressure zone boundary. Service to Pressure Zone One West to the east will be from the 18" line connected at one or more points below the pressure reducing station. Service to Pressure Zone Two West to the west side of the area will also be from the 18" line through

GAS COMPANY OF NEW MEXICO

February 18, 1981

RECEIVED
FEB 23 1981
FRED DENNEY & ASSOCIATES, INC.

Mr. J. D. Metzgar
Fred Denney & Associates
2400 Comanche NE
Albuquerque, New Mexico 87107

Subject: Sector Plan for El Rancho Atrisco Phase III

Dear Mr. Metzgar:

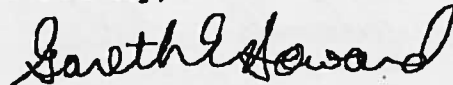
This is in answer to your inquiry concerning availability of natural gas service to the above noted development.

The Gas Company of New Mexico does have service available to El Rancho Atrisco Phase II.

Any extension of mains to serve this development would be handled in accordance with the New Mexico Public Service Commission Rules, Section Number 16. Cost estimates would be provided after the developer submits a written request for service and provides a subdivision plat and a complete set of development plans, including soil sample testing, if available.

If any additional information is required, please let me know.

Sincerely,



Gareth E. Howard
Distribution Office Supervisor

GEH/fm

cc: E. K. Jenkins
Pat Martinez



-19-

PO Box 1692 Albuquerque, New Mexico 87103 505 247 4101



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 26, 1981

Mr. Ron Taylor
Fred Denney & Assoc..
2400 Comanche Rd. N.E.
Albuquerque, New Mexico 87107

RE: EL RANCHO ATRISCO PHASE III (H-10)

Dear Mr. Taylor:

The Engineering Division of the WRD has done preliminary review of the El Rancho Atrisco Phase III sector plan. Attached is a copy of the plan site showing pertinent existing and future water and sewer facilities locations. The water and sewer lines shown are master plan lines only, and do not include other necessary on-site line extensions.

There has not been sufficient time to do the detailed availability analysis necessary as requested in your 2/23/81 letter. Although it would not be appropriate to commit water and sewer service to the entire development at this time, be advised that Water Resources will determine the status of availability to development in this sector plan, upon request, on the individual tract basis. At that time more specific requirements and details can be addressed.

Within the boundaries of this sector, a site will be required for one future City water well. This well is not programmed in the WRD's current six-year Capital Improvements Program, but ultimately will be located approximately as shown on the sketch.

If you need more detail than provided by the sketch, please contact me.

Sincerely,

For: Paul Brasher, Engineer
Water Resources Department

PB:hc

xc: P.D. Noland
M.E. Mendoza
f/Project
f/Readers

-21-

together with appropriate park development fees. A 13 acre tract (detention and park area) is provided and should accommodate any and all future development in the area.

Additional public open space within the Sector Plan Area is being provided by dedication of a bike and pedestrian pathway totaling 12 acres along the south boundary of the Ladera Flood Management Channel. Additionally, the existing two flood management channels, one bisecting the property and the other at the north boundary, provide public open space in a total amount of 39 acres. The nearby Ladera Golf Course, which is a joint use facility with the outlet of the flood management system, is already available as public open space totaling some 220 acres of land.

All of the above is summarized as follows:

On-site open space R-T	47 Acres
On-site open space R-2 & R-3	14 Acres
Dedicated Park	13 Acres
Bike & Pedestrian Pathway	12 Acres
Multi-use Flood Management System	39 Acres
Ladera Golf Course	<u>220 Acres</u>
TOTAL OPEN SPACE	<u>345 Acres</u>

EL RANCHO ATRISCO PHASE III

SECTOR DEVELOPMENT PLAN

VII.

COMMUNITY FACILITIES ELEMENT

The previously approved Area Development Plan shows no public buildings are required in the Sector Plan Area. That plan indicates a need for a park or parks in the area and these have been provided.

Several schools are shown on the approved Area Development Plan west and north of this planning area. Albuquerque Public Schools officials have been contacted and have indicated that they have no requirement or plans which would require a school site here.

The City of Albuquerque is still seeking a site for a West Side City Yard. The proposed industrial area to the north can accommodate such a use. As a matter of fact, that is indicative of the ultimate type of use anticipated for that area. This location has been suggested to City Officials as one of a number of alternatives for this facility.

There are no plans for a fire station within the Sector Plan Area. However, if needs should change, such a station could be accommodated on Unser or Ladera as requirements dictate.

While there are no plans for public cultural or human services facilities in the area these also can be accommodated if the need arises. The fact that it is unlikely that the

EL RANCHO ATRISCO PHASE III
SECTOR DEVELOPMENT PLAN

VIII.

DEVELOPMENT SEQUENCE

Immediately upon approval of this Sector Plan, Westland Development Company, Inc. will petition for annexation and zoning for the entire Sector Plan Area.

As soon as the annexation and zoning is approved the company will plat a portion of the single-family area indicated on the Land Use Map as Parcel 1. Successive single-family residential areas will be platted in the sequence on the map, developing the R-T Zone essentially north to south and east to west.

Based on our estimates of this area's potential share of a normal Albuquerque housing market, we believe that production of 150 to 200 units per year may be attained. This would indicate a total build-out of 5 to 7 years, based on average density mixes.

It seems likely that economic conditions (mortgage rates) may be such that in 1982 a start can be made in the multi-family area. This will probably develop more slowly than the single-family area. Therefore, a 10 year build-out seems appropriate.

